

COUNCIL AGENDA, CITY OF COUNCIL BLUFFS, IOWA  
REGULAR MEETING, FEBRUARY 8, 2016, 7:00 PM  
COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR, CITY HALL  
209 PEARL STREET

**AGENDA**

1.     **PLEDGE OF ALLEGIANCE**
2.     **CALL TO ORDER**
3.     **CONSENT AGENDA**
  - A.     Reading, correction and approval of the January 25, 2016 City Council meeting minutes
  - B.     Approval of agenda and tape recording of this proceeding to be incorporated into the official minutes
  - C.     Resolution 15-31, setting Public Hearing for February 22, 2016, 7:00 p.m., on the Development Agreement between the City of Council Bluffs and the Iowa West Foundation (IWF) for a project providing tax increment financing incentives in the Bluffs Vision Urban Renewal Area
  - D.     Resolution 16-32, intent to dispose of City property legally described as the south 80.55 feet of Lot 6, Block C, Curtis and Ramsey Addition and setting a Public Hearing for February 22, 2016, 7:00 p.m.
  - E.     Resolution 16-33, setting a Public Hearing for February 22, 2016, 7:00 p.m. for the ICAAP Project – East Broadway Realignment at Kanesville Boulevard (US Hwy 6) (FY15-20B)
  - F.     Resolution 16-34, accepting the work of TJ Cable and Underground Services as complete and authorizing release of the retainage fee after 30 days if no claims are filed in connection with the Fiber Conduit Relocation of 23rd Avenue and South Expressway and 7th Street under IAIS and BNSF Railroads Project (FY16-15B)
  - G.     Resolution 16-38, setting a Public Hearing for February 22, 2016, 7:00 p.m. on the Mayor's Proposed Budget ending June 30, 2017
  - H.     2016 Salvage Yard License Applications (8)
  - I.     Notices of Claim (4)
  - J.     Notice of Right of Redemption (1)

**DISCLAIMER:**

*If you plan on attending this meeting and require assistance please notify the City Clerk's office at (712) 328-4616 by Friday, February 5, 2016, 5:00 p.m.*

#### 4. PUBLIC HEARINGS

- A. Resolution 16-18, authorizing the vacation and disposal of the east/west alley abutting Lots 11-16 and the west 19 feet of Lots 10 and 17, Block 37, Central Subdivision
- B. Resolution 16-19, granting final plat approval of a one-lot commercial subdivision to be known as Central Subdivision Replat 1
- C. Resolution 16-35, approving right-of-way authorization in connection with the 9th and 10th Street Bridges over Indian Creek Project (FY15-19)
- D. Ordinance 6261 (continued from 1/25/2016), amending the zoning map as adopted by reference in Section 15.02.070 by rezoning Blocks 75 and 76, Railroad Addition and vacated South 20th Street between 27th and 28th Avenues from C-2/Commercial District to I-2/General Industrial District, as defined in Chapter 15.21
- E. Ordinance's to rezone property generally located between South 30th and 34th Streets, between First and Second Avenues as follows:
  - E)1) Ordinance 6270, amending the zoning map as adopted by reference in Section 15.02.070, by rezoning Lots 4 through 6, Block 6, Ferry Addition; Lots 1 through 6, Block 7, and N1/2 vacated alley and W1/2 vacated South 33rd Street abutting Bryant and Clark's Subdivision; Lots 1 through 8, Block 9, and the N1/2 vacated alley abutting and the S1/2 vacated alley abutting Lots 11, 13, 14 and 15, Bryant and Clark's Subdivision; and Lots 1 through 16, Block 10, and vacated alley and W1/2 vacated S. 30th Street abutting Bryant and Clark's Subdivision, from I-1/Light Industrial District to R-3/Low Density Multi-Family Residential District as defined in Chapter 15-10
  - E)2) Ordinance 6271, amending the zoning map as adopted by reference in Section 15.02.070, by rezoning Lots 1 through 3, Block 6 Ferry Addition; Lots 7 through 12, Block 7, and the S1/2 vacated alley abutting Bryant and Clark's Subdivision; Lots 9 through 16, Block 8, Bryant and Clark's Subdivision from C-2/Commercial District to R-3/Low Density Multi-Family Residential District as defined in Chapter 15.10
  - E)3) Ordinance 6272, amending the zoning map as adopted by reference in Section 15.02.070, by rezoning Lots 7 & 8, Block 2 and Lots 1-8, Block 3, and vacated South 30th Street abutting Bryant and Clark's Subdivision from I-1/Light Industrial District to C-2/Commercial District as defined in Chapter 15.15
- F. Ordinance 6267, amending the zoning map as adopted by reference in Section 15.02.070, by rezoning the property located at 2410 North Broadway, legally described as a tract of land located in Lots 2 and 3 of Auditor Subdivision located in the south half of the northwest one quarter of Section 19, Township 75 North, Range 43, West of the Fifth Principal Meridian, from R-1/Single-Family Residential District to R-3/Low Density Multi-Family Residential District and append a PR/Planned Residential Overlay as defined in Chapters 15.20 and 15.28

- G. Ordinance 6268, amending the zoning map as adopted by reference in Section 15.02.070, by rezoning property legally described as being the south 908.96 feet of the SE1/4 NW1/4 of Section 18-74-43 lying east of Lateral 5 (except City), from A-2/Parks, Estates and Agricultural District to I-2/General Industrial District as defined in Chapter 15.21

## **5. ORDINANCES ON 2ND CONSIDERATION**

- A. Ordinance 6265 (continued from 1/25/2016), amending Chapter 9.36 entitled "Parking Meters" by amending, current Section 9.36.020 "Parking Meter Zones and Parking Lots Designated" to provide for an annual submission to the City Council a list of designated zones for the Councils consideration and approval, and by adding a new Section 9.36.021 "Criteria for Designation" to provide criteria for the designation
- B. Ordinance 6266, providing that general property taxes levied and collected each year on all property located within the Bluffs Vision Urban Renewal Area, in the City of Council Bluffs, County of Pottawattamie, State of Iowa, by and for the benefit of the State of Iowa, City of Council Bluffs, County of Pottawattamie, Council Bluffs Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Bluffs Vision Urban Renewal Area (the Bluffs Vision Urban Renewal Plan)
- C. Ordinance 6269, establishing the Hawkeye Heights Phase II Urban Revitalization Area within the City of Council Bluffs

## **6. ORDINANCES ON 3RD CONSIDERATION**

- A. Ordinance 6259, amending Ordinance No. 5607, 5905, and 6013, providing that general property taxes levied and collected each year on all property located within the Amended Mid-America Center (MAC) Urban Renewal Area F/K/A MARCC Urban Renewal Plan, in the City of Co. Bluffs, County of Pottawattamie, State of Iowa, by and for the benefit of the State of Iowa, City of Co. Bluffs, County of Pottawattamie, Co. Bluffs Community School District, and other taxing districts, be paid to a special fund for the payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Amended MAC Urban Renewal Area (Amendment #4 to the Mid-American Center Urban Renewal Plan F/K/A MARCC Urban Renewal Plan)
- B. Ordinance 6260, amending the zoning map as adopted by reference in Section 15.02.070, by rezoning the properties legally described as Lots 2-6 and 10-15, Block 13, Beer's Subdivision from C-2 Commercial to R-3/Low Density Multi-Family Residential District, as defined in Chapter 15.10
- C. Ordinance 6262, amending the zoning map as adopted by reference in Section 15.02.070 by rezoning Lots 1 through 16, including the vacated alley adjacent, Block 12, Bryant and Clark's Subdivision from I-1/Light Industrial District to R-3/Low Density Multi-Family Residential District, as defined in Chapter 15.10

**7. RESOLUTIONS**

- A. Resolution 16-27 (postponed from 1/25/2016), to apply a PR/Planned Residential Overlay and adopt the Associated Development Plan for Bethany Lutheran Home located at 2410 North Broadway
- B. Resolution 16-36, approving the allocation of 2015 and 2016 Multi-Family Housing Home Investment Partnership (HOME) Program funds in the amount of \$440,000 for the Linden Place Apartment Project
- C. Resolution 16-37, amending the Planned Commercial Development Plan for Lot 1, Hotel Plaza at the Mid-America Center (being a replat of Lot 7, Bluffs Vision Sub.)

**8. APPLICATIONS FOR PERMITS AND CANCELLATIONS**

- A. Renewal of Beer/Liquor/Wine and Outdoor Permit Applications:
  - 1. CVS Pharmacy, 545 West Washington Street
  - 2. Cal's Food and Gas, 429 W. S. Omaha Bridge Road
  - 3. Cellar 19 Wine & Deli, 928 Valley View Drive
  - 4. Harrah's Casino & Hotel, One Harrah's' Boulevard
  - 5. I-80 Liquor, 2411 South 24th Street
  - 6. Speedee Mart #1512, 3624 9th Avenue
  - 7. Sugar's Restaurant & Lounge, 2725 Kanesville Boulevard
  - 8. Tobacco Hut #18, 3134 Manawa Centre Drive
  - 9. Woods Sporting Goods, 531 Veterans Memorial Highway
- B. Renewal of Beer/Liquor/Wine and Outdoor Permit Application:
  - 1. Hounds, 162 West Broadway (continued from 1/25/2016)

**9. CITIZENS REQUEST TO BE HEARD**

**10. OTHER BUSINESS**

**11. ADJOURNMENT**